

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Arches, Langlee Mains

Galashiels, TD1 2NZ

Offers Over £190,000



Set just outside Galashiels in a wonderfully peaceful countryside setting, this unique steading conversion forms part of a sympathetic and beautifully maintained courtyard development. Deceptively spacious, the majority of the accommodation is thoughtfully arranged at first floor level, creating an inviting sense of light and openness, while the kitchen and utility room are conveniently positioned on the ground floor for everyday practicality. There is a large floored attic, which is fitted with heating, that provides extra storage. The home enjoys an enclosed area of garden, offering a private outdoor space to relax, along with the added benefit of private parking within the courtyard. Its tranquil location, combined with the character and individuality of the conversion, makes it an ideal choice for anyone seeking a home in a quiet rural environment while remaining within easy reach of Galashiels and its amenities.



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Ground Floor
Entrance Hall
Kitchen
Utility

First Floor
Lounge
Three Bedrooms
Bathroom

Enclosed area of garden
Private parking



Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains water and electricity, private drainage. Oil fired central heating. Double Glazing.

EPC Rating

D

Council Tax Band

C

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



The Arches, Langlee Mains, Galashiels, TD1 2NZ

Approximate Gross Internal Area = 87.7 sq m / 944 sq ft

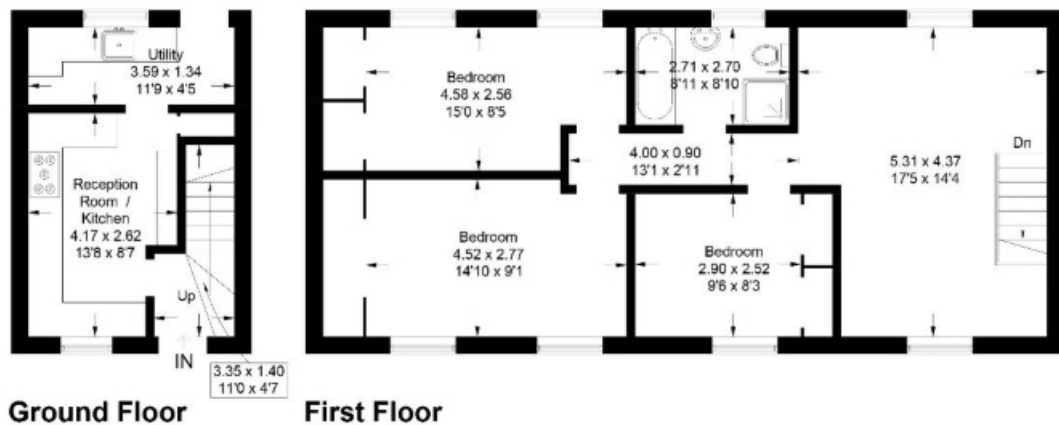


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1291357)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.